



Magnon Court, Lake Street, Leighton Buzzard, LU7 1WB

welcome to

Magnon Court Lake Street, Leighton Buzzard

This CHAIN FREE, two-bedroom apartment is perfect for FIRST-TIME BUYERS or INVESTORS who are looking at making that jump onto the property ladder or investment in the heart of Leighton Buzzard. With allocated parking, master en-suite, lounge/diner and local amenities nearby.

Entrance Hall

Doors to the lounge/diner, both bedrooms and the bathroom.

Lounge/Diner

Radiator and double-glazed window to the side and double-glazed doors with a Juliet balcony to the front.

Kitchen

Fitted with a mix of wall and base units with work top over, stainless steel sink with mixer tap and drainer, electric oven and electric hob with extractor fan over. Integral fridge/Freezer.

Bedroom One

Built-in storage cupboard, radiator and 2 double-glazed windows to the front.

En-Suite

Partially tiled with a pedestal wash hand basin, low-level WC and a shower cubicle.

Bedroom Two

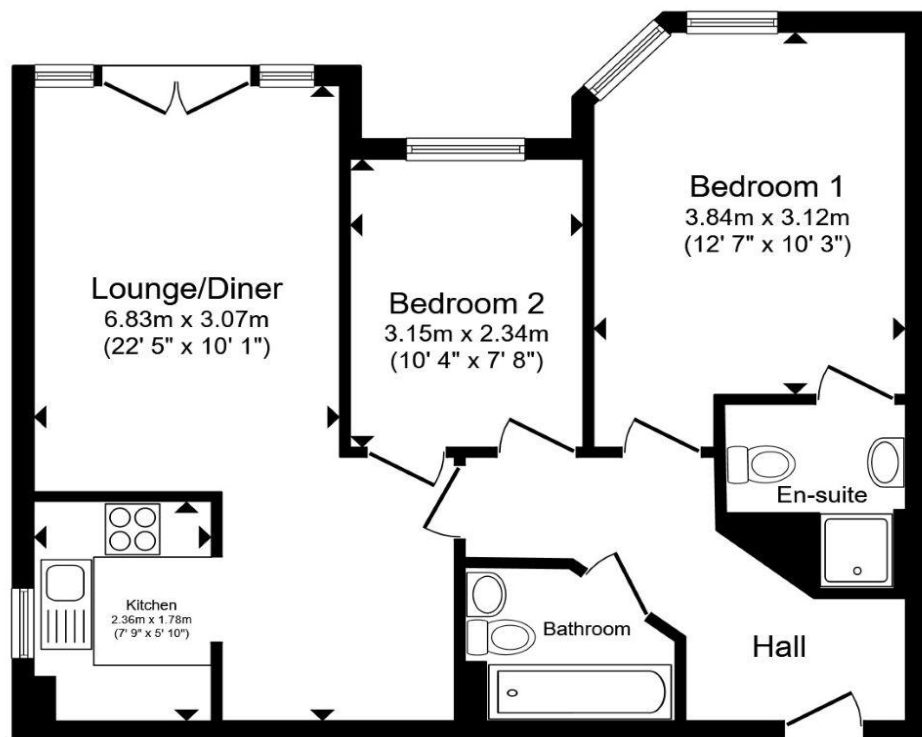
Radiator and double-glazed window to the front.

Bathroom

Partially tiled with a pedestal wash hand basin, low-level WC and a bath with a shower over. Radiator.

Outside Parking

Allocated parking.



Total floor area 59.1 m² (636 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Magnon Court Lake Street,
Leighton Buzzard

- TWO-BEDROOM APARTMENT
- SECOND FLOOR
- LOUNGE/DINER
- EN-SUITE TO MASTER
- FAMILY BATHROOM

Tenure: Leasehold EPC Rating: C
Council Tax Band: C Service Charge: 2800.00
Ground Rent: 180.00

This is a Leasehold property with details as follows; Term of Lease 115 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£150,000



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Property Ref:
LBZ109762 - 0006

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